



**GRASSROOTS**  
REALTY GROUP

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2528 7 Avenue NW  
Calgary, Alberta

MLS # A2280046



**\$1,349,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A rare offering in West Hillhurst, this brand-new semi-detached home features a highly sought-after front attached double garage and backs directly onto tranquil greenspace. Spanning over 2,200 square feet, the home offers four bedrooms and three and a half bathrooms with a layout designed for both luxury and functionality. The main floor is bright and thoughtfully designed, highlighted by a front-facing south-exposed office with oversized windows that flood the space with natural light, ideal for working from home. The open living and dining areas are anchored by a chef-inspired kitchen with premium appliances, custom cabinetry, and an oversized island, while folding patio doors off the living room seamlessly open to a large rear deck overlooking the greenspace, creating an exceptional indoor-outdoor living experience. Upstairs, the south-exposed primary retreat is filled with natural light and features a spa-like ensuite, walk-in closet, and a private balcony, while two additional bedrooms, a full bathroom, upper-level laundry, and a versatile loft space complete the second level. The fully developed lower level adds even more living space with a generous recreation room, fourth bedroom, and full bath. Ideally located steps from parks, river pathways, schools, and the vibrant amenities of Kensington, with quick access to downtown, the University of Calgary, SAIT, and Foothills Hospital, this home delivers a rare combination of luxury, light-filled design, and an exceptional inner-city lifestyle. Call today to book your tour!